



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF APPLICATION AND OPTIONAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

TUMWATER BLVD. CONDOMINIUMS

TUM-25-0169, TUM-25-0679, TUM-25-0680,
TUM-25-0682 and TUM-25-0683

June 27, 2025

Description of Proposal: Develop and construction of 24 single family condominium units on 10.65 acres.

Applicant: Tenino Land Company, LLC. 17348 Marsh Road SW, Tenino, WA 98589.

Representative: Whitney Dunlap, JSA Civil, LLC, 111 Tumwater Blvd SE, Suite B203; Tumwater, WA 98512.

Location of Proposal: 715 Dennis Street SE and 934 Tumwater Blvd SE. Parcel Numbers: 79300001100 and 79300001200.

Required Permits/Approvals: The following may be required: Environmental Review (SEPA Determination), Preliminary and Final Binding Site Plan, Preliminary and Final Planned Unit Development, Site Development Grading, Building Permits, Sign Permit and WA Department of Ecology Construction Stormwater General Permit.

Date of Complete Application: June 23, 2025.

Determination of Consistency: At this time, no determination of consistency with City plans or standards has been made. At a minimum, this project will be subject to the following regulations: Tumwater Comprehensive Plan, Zoning Code, Subdivision Code Critical Area Ordinance, Tree Protection Ordinance, Development Guide (street, utility and storm water standards) and International Building and Fire Codes.

SEPA Review: The Tumwater Community Development Department expects to issue a Mitigated Determination of Non-Significance (MDNS) for the proposal. This project is being reviewed under the optional MDNS process in accordance with WAC 197-11-355.

This decision was made after review of a completed environmental checklist and other information on file with the City of Tumwater. This information is available to the public upon request. A copy of the subsequent threshold determination for the proposal may also be obtained upon request. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

Public Hearing: A public hearing is required for this project as a planned unit

development requires approval by the hearing examiner. Public notices will be sent out prior to the hearing date.

Public Comment Period: The duration of the comment period for this notice is 15 days. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email to abaruch@ci.tumwater.wa.us, and must be received by 5:00 p.m. on July 14, 2025.

If you have any questions or would like additional information, please contact Alex Baruch, Senior Planner, at 360-754-4180.